

# ***City Council Meeting Minutes***

**November 16, 2017  
City Hall, Council Chambers  
749 Main Street  
6:00 PM**

**Call to Order** – Mayor Muckle called the meeting to order at 6:00 p.m.

**Roll Call** was taken and the following members were present:

**City Council:**      ***Mayor Robert Muckle  
Councilmember Jay Keany  
Councilmember Chris Leh (arrived 6:08)  
Councilmember Susan Loo  
Councilmember Dennis Maloney  
Councilmember Ashley Stolzmann***

**Absent:**              ***Mayor Pro Tem Lipton***

**Staff Present:**      ***Heather Balser, Interim City Manager  
Joe Stevens, Director of Parks & Recreation  
Kathy Martin, Recreation Superintendent  
Meredyth Muth, City Clerk***

**Others Present:**    ***Sam Light, City Attorney***

## **APPROVAL OF AGENDA**

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda, seconded by Councilmember Maloney. All were in favor.

## **CONTRACT AMENDMENT #2 FOR RECREATION SENIOR CENTER AND MEMORY SQUARE POOL CONSTRUCTION PROJECT**

Director Stevens stated the City Council previously awarded a pre-construction contract to Saunders Construction, LLC followed by a Guaranteed Maximum Price (GMP) award and contract amendment #1 for Recreation Senior Center site work and the foundation package.

Staff requests City Council authorize contract amendment #2 with Saunders Construction, LLC for construction of the Recreation Senior Center Core and Shell and

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### ***City of Louisville***

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Memory Square Swimming Pool less the new multi-activity (MAC) gymnasium and interior work and finishes for the Recreation Senior Center in the amount of \$10,136,968.

Staff anticipates one more amendment to the contract to come to Council on December 19 for the finishes for the Recreation/Senior Center and for the multi-activity gym. Staff is waiting to see if the City received a Department of Local Affairs grant for the MAC gym.

Director Stevens clarified that the Rec Center bond proceeds were incorrect in the packet. They should have been \$28,300,000.

Staff will come back for a final GMP in December and at that time will have firm numbers with all of the subcontractors under contract. Changes should only happen after that if there are materials shortages or other unanticipated issues. Until all the subcontractors are under contract these numbers could change slightly. Today's total estimate is \$31,709,617 but some of the numbers are still in flux.

Director Stevens added staff is requesting an additional \$250,000 for cost escalation related to additional caissons required for swimming pool support, drywall, and a very active market for subcontractors. Some add alternates under consideration are a filtration system and lazy river upgrades for the aquatics area. Add alternates will be determined as the budget is finalized.

Brian Schack, project manager, Saunders Construction, gave an update on the project. He stated demolition is underway and digging continues for the new natatorium. The caissons will be dug in the next few weeks. The next phases are skin of the building and ceiling.

Interim City Manager Balser stated approval tonight would also allow work to begin on Memory Square in the next few weeks. She clarified that the next contract amendment will be done on December 19, not on November 28<sup>th</sup> as stated in the packet. Once contracts are approved staff will continue to give Council updates regularly through construction.

Attorney Light noted amendments have been made to the contract since packet publication. A redlined version is presented on the dais tonight. The contract states Saunders has the right to request increases, but only in very limited circumstances. He noted on pages 5 and 6 of the exhibit there is a large section removed which relates to soils issues. This was addressed at an earlier Council meeting so it was removed from this document.

Mayor Muckle asked for public comment. None.

Councilmember Loo asked staff why in the amended document it removes the item related to City tree damage penalties.

Greg Colwell, preconstruction manager, Saunders Construction, stated that was duplicate language from the first contract so it was not needed here.

Councilmember Maloney clarified that the next contract will be on December 19 and it will combine what were expected to be amendments 3 and 4. Interim City Manager Balser confirmed that.

Attorney Light stated Council may want to include in the action tonight the option of allowing the Mayor and City Manager be authorized to sign any non-substantive changes to the contract if needed.

Councilmember Stolzmann asked if there is an estimate on the payback for a new filtration system. Stevens stated there is no life cycle estimate on that yet but staff will get that for the December 19 meeting.

Councilmember Stolzmann asked what changes are being considered for the lazy river. Director Stevens stated the jets used could be stronger to give a faster current if we can afford it.

Councilmember Stolzmann asked about the steam sauna renovation and asked what it addresses. Superintendent Martin stated racquet ball court #2 shares a common wall with the steam room. The public had requested some noise mitigation for that wall. However, that area is not be touched with the renovation so it will not be addressed. If we are to expand this area the noise issue will be addressed.

Councilmember Stolzmann asked if an additional \$300,000 will be needed on top of the \$250,000 requested this evening. Director Stevens stated that additional cost is not anticipated; staff is not contemplating anything beyond the \$250,000.

Director Stevens noted until the project gets out of the ground there are still some wildcard costs that could arise. Also, once the city starts demolition at Memory Square the City could run into some unknown issues. At this time, staff thinks the city can handle all of these costs with the additional \$250,000.

Director Stevens stated the City is still working on value engineering and other cost savings. There is some flexibility in the interior finishes and he thinks the City will come in within the budget.

Councilmember Maloney stated we don't have a lot of control over these increased costs. We need to value engineer what we can. He stated he doesn't want to cut anything out of the building that the public is expecting but also not harm our operations or cut additional CIP projects to pay for this. There should be no question we are going

to complete the MAC gym. He stated he wants to see more creative ways to pay for this such as using the General Fund or deferring things to later years.

Interim City Manager Balser stated the additional \$250,000 will come back as a budget amendment for Council approval and staff will provide different options on how to fund it.

Councilmember Loo suggested paying for the filtration system with the operations funds to free up more of the construction funds.

Mayor Muckle stated we need to be aware of all the aspects of funding and also build what we promised.

Councilmember Maloney moved to approve contract amendment #2 for the recreation/senior center core and shell and Memory Square Pool construction with Saunders Construction LLC for the guaranteed maximum price of \$10,136,968 in addition to allocating an additional \$250,000; Councilmember Loo seconded. Attorney Light suggested adding authority for the Mayor and City Manager to negotiate and approve any final non-substantive changes to the contract prior to execution. Councilmember Maloney and Councilmember Loo agreed to the amendment.

Councilmember Stolzmann asked that when the budget amendment comes back there is a discussion about how to fund the \$250,000.

**Vote:** Motion carried by unanimous roll call vote.

Director Stevens thanked everyone for their support of this project. He stated staff will be having some open houses at the Center to let the public know what is happening during construction.

## **ADJOURN**

Members adjourned the meeting at 6:38 pm.

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Robert P. Muckle, Mayor

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Meredyth Muth, City Clerk